

M06-00418

Klamath County, Oregon

01/09/2006 03:44:29 PM

Pages 1 Fee: \$21.00

RETURN TO: Brandsness, Brandsness, Rudd & Bunch, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: JMAC Enterprises, LLC Attn: Jeffrey B. McAtee 4509 South 6 th Street Klamath Falls, OR 97603
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- WARRANTY DEED -

Jeffrey B. McAtee, Grantor, conveys and warrants to JMAC Enterprises, LLC, an Oregon limited liability company, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

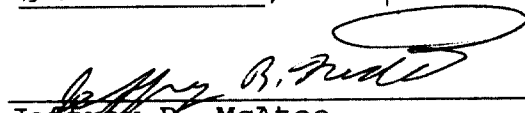
Lot 3, Block 14 of Dixon Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration for this transfer is capital contribution.

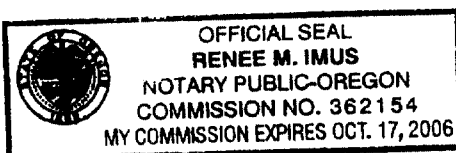
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

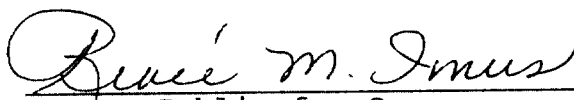
Dated this 2 day of December, 2005,


Jeffrey B. McAtee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 2nd day of December, 2005, the above-named Jeffrey B. McAtee and acknowledged the foregoing instrument to be his voluntary act.




Notary Public for Oregon
My Commission expires: Oct. 17, 2006